

A New Code of Ethics for the Building Industry

THE BUILDING REVIEW



FEBRUARY, 1922

25 Cents Vol. XXI No. 2

Published in San Francisco



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THE BUILDING REVIEW

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The BUILDING REVIEW

VOL. XXI.

SAN FRANCISCO, FEBRUARY, 1922

No. 2.

A CODE OF ETHICS FOR THE BUILDING INDUSTRY

*Adopted by the New York Building Congress and Endorsed by San Francisco Chapter,
American Institute of Architects*

The Building Industry, broadly considered, includes the Owner, the Real Estate Broker, the Banker, the Loan Broker, the Architect, the Engineer, the Contractor, and Sub-contractor, the Material Manufacturer and Dealer, and Labor. Among certain of these groups professional codes of ethics have long been in use, but the Congress believes that there is need for the development of a general code that will define fair dealings for all. No set of rules can be formulated which will particularize all the duties of all branches of the industry in their relation to the public and to each other. The following principles should, however, govern and serve as a guide.

GENERAL, ART. NO. 1

SEC. 1. No one engaged in the Industry should by acts, agreements or otherwise do anything that will unduly or improperly increase the cost of his work, product or commodity, nor deliver inferior quality or less quantity of work, products or commodity than engaged or contracted for.

SEC. 2. No one engaged in the building industry in any of its branches, should falsely or maliciously injure, directly or indirectly, the reputation, prospects or business of another. The repetition of rumors, not positively known to be true, is but one degree less reprehensible than the making of a statement known to be false. Nor should attempt be made to supplant another after his employment.

SEC. 3. No one engaged in the building industry should offer or accept commissions intended to influence employment, sales or contracts. Such commissions add an overhead cost which the public must eventually

pay and which has no economic or moral justification.

SEC. 4. Everyone engaged in the building industry should participate in those movements for public welfare in which his training and experience qualify him to give competent and disinterested advice. He should support public officials in the proper enforcement of building codes and safety regulations and should take an active interest in the formulation and improvement of such codes.

SEC. 5. No one engaged in the building industry should resort to or countenance the practice of "Shopping."

By "Shopping" is meant any misrepresentation as to the relation of any bid to another bid, the use of the bid of a bidder to whom the awarder would be unwilling to award the work in order to reduce the bid of an approved bidder, or the use of fictitious bids in the effort to reduce legitimate bids.

THE OWNER, ART. NO. 2

SEC. 1. The Owner is a part of the building industry as his interests are closely bound up with those of the members of the industry with whom he enters into contractual relations. It is, therefore important to him, not only that the principles of fair dealing as between members of the industry should be observed by those whom he employs, but that his own conduct should be guided by the same principles.

SEC. 2. The Owner should realize that the cost of estimating is a serious item of overhead expense, for which he himself must finally pay. He should, therefore, not call for a detailed estimate when an approximate estimate would serve his purpose. Nor should

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he call for numerous alternate estimates unless he is seriously considering the use of such alternates. He should not call for estimates from any contractor to whom he would be unwilling to award a contract. In short, he should not expect to receive a service unless it is his intention to give proper consideration therefor, either through the payment of money or by giving to him who renders the service a bona fide opportunity to secure work, professional or contractual. In order that estimates may be intelligently prepared it is necessary for the Owner to see that full information and facilities such as access to site, the use of plans, adequate time, etc., are afforded to all those estimating.

SEC. 3. As the Owner expects to receive full credit information as to those persons with whom he contemplates entering into contractual relations, he should accord the same privilege to them.

SEC. 4. Where an Owner has retained the services of an Architect or Engineer, for full services including supervision, all his business relations with contractors or others engaged upon the work, whether the taking of estimates, the award of contracts, and issuance of orders for changes or instructions to the men in the field, should be carried on through the agency of the Architect or Engineer.

SEC. 5. While the Owner is entirely free to exercise his own judgment as to the employment of an Architect or Engineer or to employ the contractor to make plans and specifications for the building which he is to construct, he should understand that in the latter case, he is placing upon the Contractor the moral responsibility for acting in a judicial capacity with reference to questions which may vitally affect his (the Contractor's) interests. The Contractor, especially on a lump sum contract, should be left free to protect his interests, and not be placed in a position of passing judgment on his own interests in behalf of the Owner.

SEC. 6. Where the Owner has retained the service of an Architect or Engineer, he should understand that after a contract has been let, the Architect or Engineer becomes the official interpreter of the contract and must insist upon its faithful performance by both parties. The Architect acts as designer, supervisor of construction and professional advisor to the Owner, yet, as the disinterested interpreter of the obligations of both parties to the contract, it is his duty to see that both parties fully and promptly fulfill their respective obligations.

THE BANKER, ART. NO. 3

SEC. 1. The Banker, whose funds are those of the public entrusted to his care, is obligated not only to conserve and wisely invest them but also to give due weight to the community value of the improvements for which loans are desired. Especially in times when available funds are limited, he should exercise a wide discretion in placing them where they may produce the greatest community benefit.

SEC. 2. Those charged with the loaning of funds upon buildings should possess or make use of expert knowledge of the construction industry in all its branches. The Lender's requirements as to building details and specifications should be clearly stated to the borrower in advance of making the loan. Loans should be based upon competent plans and estimates of cost. After construction has commenced, the lender should exercise such supervision as to be assured that the borrower is fulfilling his contract obligation, both as regards quality of construction and payments therefor. But in his interpretation of plans and specifications at any time after a loan is accepted and during course of construction he should safeguard the borrower's interests as well as his own wherever the security is not impaired. He should definitely ascertain that Architect and Engineer; General and Sub-contractors; Material men and Labor are being fully paid as the work progresses in accordance with contract obligations.

SEC. 3. The machinery of financing building construction should be as simple as is consistent with the proper safe-guarding of loans. The loan broker who has a sound knowledge of building and real estate values and a right regard for the moral obligations of his calling performs a valuable service to both lender and borrower, but fees or commissions paid to either middlemen or agents who contribute no constructive service are an overload upon the building industry for which there is no economic justification.

REAL ESTATE, ART. NO. 4

SEC. 1. A broker, in presenting the advantages of a property to a prospective purchaser, should not permit his desire to make a sale to affect the accuracy of his statement. His relation to both buyer and seller should be a professional one, and his expert knowledge should be made available to both.

SEC. 2. He should consider the proposed improvement of the site in connection with its community value or its effect upon the neigh-

THE BUILDING REVIEW

borhood. The erection of a building which will tend to deteriorate the character of a neighborhood is opposed to the public interest, and should not be furthered.

SEC. 3. He should not attempt to sell land to be improved for a definite use, if he knows that there are sub-soil or other conditions which would render it unsuited to such use or unduly costly therefor.

SEC. 4. In endeavoring to interest a prospective purchaser by recommending a type of improvement and giving estimates of cost of such improvement, or estimates of the return upon the investment in improvements, he should quote no figures which are not prepared by those qualified to estimate construction and operating costs.

SEC. 5. He should not accept commissions from Architects, Engineers or Contractors desirous of influencing retention or contracts.

THE ARCHITECT AND ENGINEER, ART. NO. 5

The Engineer's relation to the building industry is a professional one, so similar to that of the Architect, that the following statement of ethics as applied to the Architect applies equally to the Engineer.

SEC. 1. The Architect's relation to his client is primarily that of professional adviser; this relation continues throughout the entire course of his service. When, however, a contract has been executed between his client and a Contractor, by the terms of which the Architect becomes the official interpreter of its conditions and the judge of its performance, an additional relation is created under which it is incumbent upon the Architects to use his power under the contract to insist upon its faithful performance by both parties.

SEC. 2. The Architect should furnish complete plans, specifications and details in sufficient quantity and should not require the Contractor or Sub-contractor to make any part of such drawings or specifications without payment, other than the usual "shop details". Under shop details are not included general designing, such as of steel or reinforced concrete structures.

SEC. 3. As the Architect decides whether or not the intent of his plans and specifications is properly carried out, he should take special care to see that these drawings and specifications are complete and accurate, and he should never call upon the contractor to make good oversights or errors in them, nor attempt to shirk responsibility by indefinite clauses in the contract or specifications.

SEC. 4. As payments to Contractors are usually based upon the Architect's certificate, the Architect should give immediate consideration to, and prompt action (whether favorable or unfavorable) upon the Contractor's applications for payment. He cannot be a party to any desire on the part of the Contractor to anticipate payments, nor on the part of the Owner to delay such payments, when due under the contract.

SEC. 5. The Architect should not directly or indirectly engage in any of the building trades. If he has any financial interest in any building material or device, he should not specify or use it without the knowledge and approval of his client.

SEC. 6. The Architect should not receive any commission or any substantial service from a contractor or from any interested person other than his client.

THE CONTRACTOR, ART. NO. 6

SEC. 1. In a lump sum contract, the Contractor is entitled to whatever profit he may be able to derive from his ability to make favorable purchases and from the efficiency of his organization but no desire for profit can justify his failure to completely carry out the obligations, both expressed and reasonably implied, of his contract. In a cost plus fee contract, the contractor should regard himself as the Owner's agent and all his work should be conducted with the single purpose of serving the Owner's interest to the fullest extent. His efforts to carry on the work efficiently and economically should be as great as though he were himself to enjoy the resulting benefits.

SEC. 2. In his relations with the Architect, his attitude should be that of helpful co-operation for the Owner's interest. In questions of design or the choice of materials affecting design he should accept the Architect's judgment as that of an expert and endeavor to secure the result desired by the Architect. In questions relating to structural design or arrangement, or to materials and methods of construction, he should feel free to offer helpful suggestions to the Architect. As the Architect is the Owner's professional and technical adviser, he (the Contractor) should not endeavor to influence the Owner against the judgment of the Architect, unless satisfied that the Owner's interests are likely to be seriously jeopardized, and then only after informing the Architect of his intention.

SEC. 3. In cases in which the Architect is charged with the letting of contracts and the issuance of orders for changes, the Contractor

should submit his estimates to the Architect and accept no orders except those issued by him.

SEC. 4. As the General Contractor in seeking a contract expects fair and disinterested consideration of his proposal by the Architect and the Owner, he should grant the same consideration to sub-contractors and material dealers whose estimates he has used in preparing his own proposal. As a general principle, the sub-contractor whose estimate has been used by the general contractor in making his own proposal, is entitled to first consideration in the awarding of the sub-contract. This principle carries with it the obligation on the part of the general contractor to use no estimate of a sub-contractor to whom he would be unwilling to award the work and assume responsibility therefor, in the event of his obtaining the general contract.

SEC. 5. As the cost of estimating is an important element in the overhead costs of the contractor, he is entitled to a frank statement from the architect or owner as to the bona fide nature of the enterprise and the financial ability of the owner to carry it out, before incurring this expense.

SEC. 6. The desire to secure a profitable contract should not be allowed to influence a contractor's judgment or the disinterestedness of his advice. Preliminary advice and estimates should be given with the utmost care, inasmuch as the owner's decision to purchase land and erect a building is likely to rest largely upon such estimates and advice.

SEC. 7. In addition to the safeguards provided by law, the contractor should recognize that a broad obligation rests upon him to see that every reasonable provision is made for the safety and health of his employes and the public.

SEC. 8. In fairness to all elements of the industry the employer should recognize some tribunal to which jurisdictional disputes should be referred for decision.

SUB-CONTRACTORS AND MATERIAL DEALERS. ART. NO. 7

SEC. 1. No Sub-contractor or Material Dealer should knowingly accept an order or contract that is given in good faith to cover complete cost but in reality will involve additional cost because of unusual or special trade or labor conditions or technical terms, the full meaning of which is not appreciated by his customer.

SEC. 2. He should not encourage the prac-

tice of "Shopping" by not submitting bids which are not bona fide.

SEC. 3. It is understood that where applicable the sections of Article 6—in reference to Contractors—should refer also to Subcontractors and Material Dealers.

LABOR, ART. NO. 8

SEC. 1. Labor is a vital part of the building industry and is entitled to a fair compensation for the output. In return for fair compensation, labor, in common with all other factors in the industry, should give the best service of which it is capable, both in quality and quantity of production.

SEC. 2. Arbitrary rules or regulations affecting the number of workmen to be employed or the installation or operation of plant and equipment and tending to artificially increase the cost of building, are economically unsound.

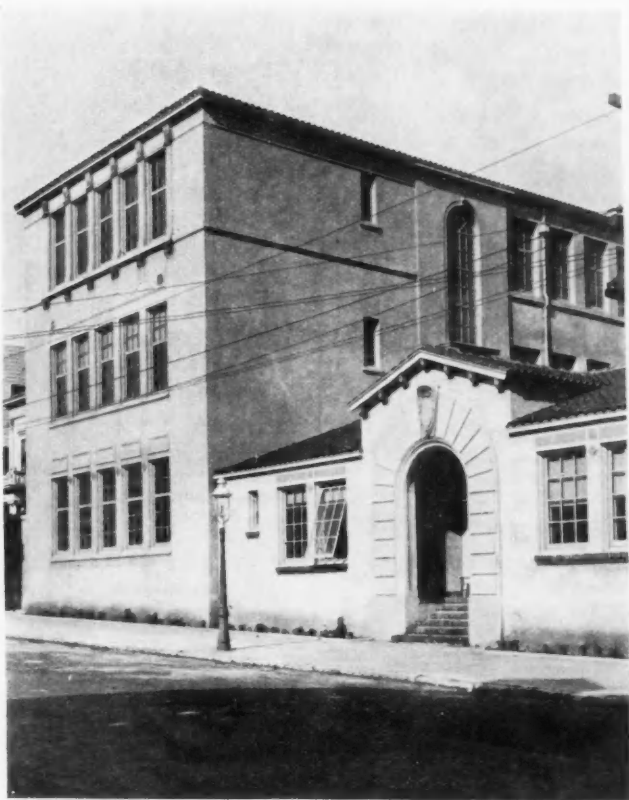
SEC. 3. Every man has the inherent right to choose his trade or occupation. Restrictions which interfere with his right of free choice and his opportunity to learn and qualify in his chosen business, profession, or trade, have no moral or economic justification.

SEC. 4. In the past, the great majority of strikes in the building industry have been due to jurisdictional disputes between Labor Unions. In fairness to all factors in the industry, labor should recognize some tribunal to which such disputes should be referred for decision, and there should be no cessation of work pending the decision.

Mr. J. J. Donovan's "School Architecture" is receiving many notices of appreciation from country-wide sources. A recent letter from Perkins, Fellows and Hamilton, well-known Chicago school architects, has some interesting comments:

"We use your book frequently for reference in regard to equipment, details, dimensions, the facilities which go to make up an athletic field, a laboratory or a shop. It has frequently saved us an expenditure of considerable time which otherwise would be spent in separate investigation. It would be more correct to call it an encyclopedia, because it is a collection of several volumes.

"You have made a great contribution in this book by calling attention to the importance of school building. You have made your readers realize that it is an extremely important and valuable work and that architects undertaking it assume a great responsibility."



JACKSON STREET ENTRANCE
GRANT SCHOOL, SAN FRANCISCO, CALIF.

TWO NEW SAN FRANCISCO SCHOOLS

DESCRIPTIVE NOTES

The U. S. Grant School, Pacific Avenue, near Divisadero St., John Reid, Jr., Architect.

In planning the Grant School, there were many physical difficulties to overcome. In the first place, the ground area of the site was not ample enough to contain a building to satisfy the required program. While the lot in general was level, there was a precipitous drop to the north, making the difference in level on Pacific Avenue on the south end and the Broadway level on the north end about thirty-six feet.

The site was formerly occupied by the old school building of block type with north and south class rooms and built at the extreme south end of the lot. The great disadvantage of this arrangement was that the yard received very little sunlight and as a consequence, was always damp and cold.

One of the first schemes of the new building contemplated a block type at right angles to Pacific Avenue with east and west class rooms. This was abandoned for the adopted plan because it divided the already small yard area into two small courts. The final

plan provides for a single, sunny yard by placing one wing of the building to the west, giving east and south class rooms. The administration wing along Pacific Avenue was made one-story and kept as low as possible to allow the sunrays to reach the yard. To overcome the steep slope at the north end of the lot, the auditorium was dropped below the first floor level and the school building and yard were connected to Broadway by a double flight of outside stairways. In order to obtain more play space, a roof play yard was provided over the north wing on a level with the third floor.

The school provides 18 class rooms, one of which is fitted up for a drawing room; a science lecture room, Manual Training, Domestic Science suite composed of cooking laboratory, sewing room and practice dining-room. The auditorium is fitted with a curtained stage and dressing rooms and is so arranged that it can be used for community purposes without interfering with the school proper.

Special attention was paid to the plumbing and heating work, which is of the highest quality throughout, put in by Antone Lettich.

The building is a re-inforced concrete frame, with stucco exterior finish and tile roof.



STAIR WINDOW
GRANT SCHOOL, SAN FRANCISCO, CALIF.



JEFFERSON SCHOOL, SAN FRANCISCO, CALIF.

J. R. MILLER, ARCHITECT

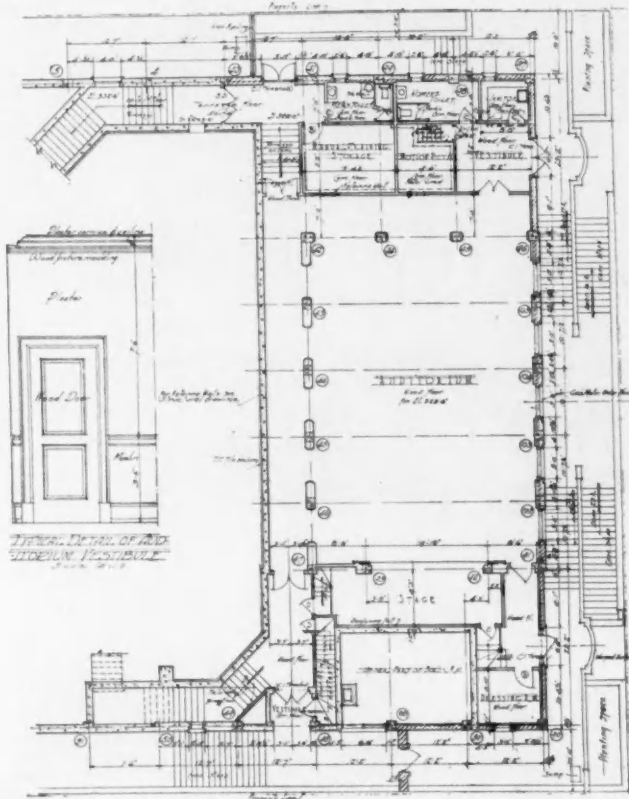
Jefferson School, Nineteenth and Irving Streets, J. R. Miller, Architect

flanking the main entrance were placed in
(Continued on page 20)

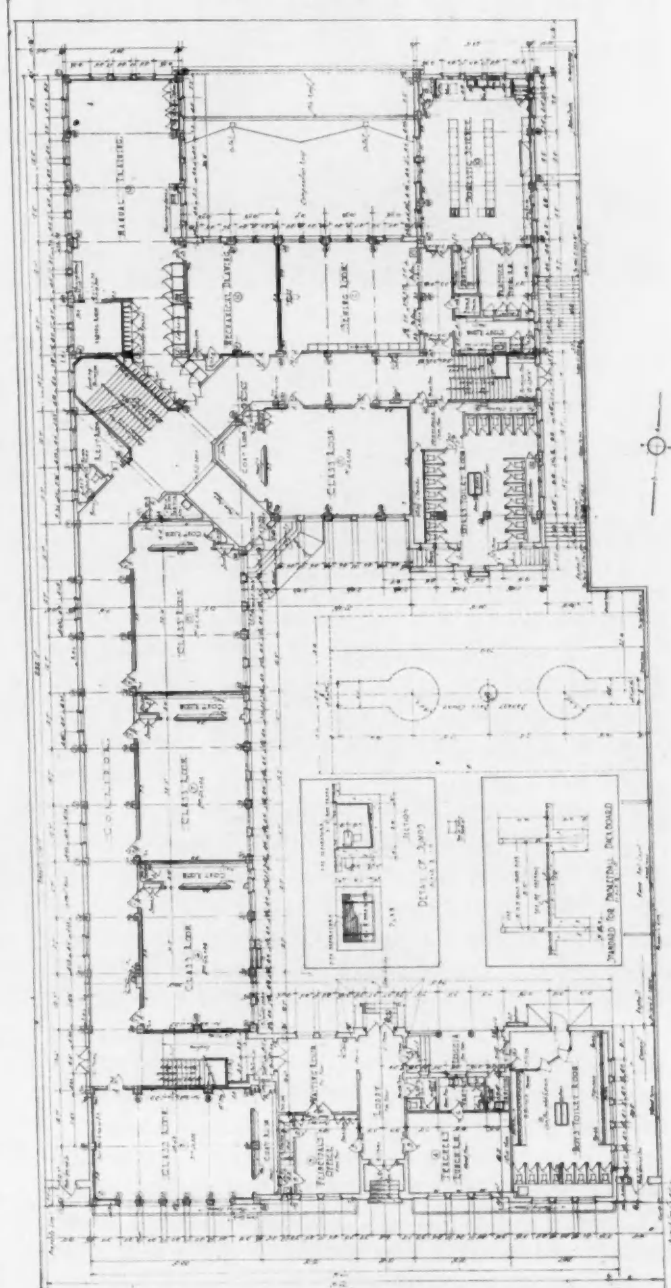
Owing to strong winds from the ocean, un-built sand lots, to the west, and the cool northern exposure, all class rooms were made to face the south and east. The building in this way framing a well protected, sunny playground or yard.

The main entrance was placed to the north or Irving street. An entrance court facing this street will eventually be formed when an Auditorium balancing the Library is built.

Owing to the grade on 18th and 19th streets, a full story below the main floor was obtained at the lower end. The Manual Training and Domestic Science departments



BASEMENT PLAN
GRANT SCHOOL, SAN FRANCISCO, CALIF.



MAIN FLOOR PLAN
JOHN REID, ARCHITECT



PACIFIC AVENUE FACADE

GRANT SCHOOL, SAN FRANCISCO, CALIF.
JOHN REID, JR., ARCHITECT
Anderson and Ringrose, General Contractors
Antone Lettich, Plumbing and Heating

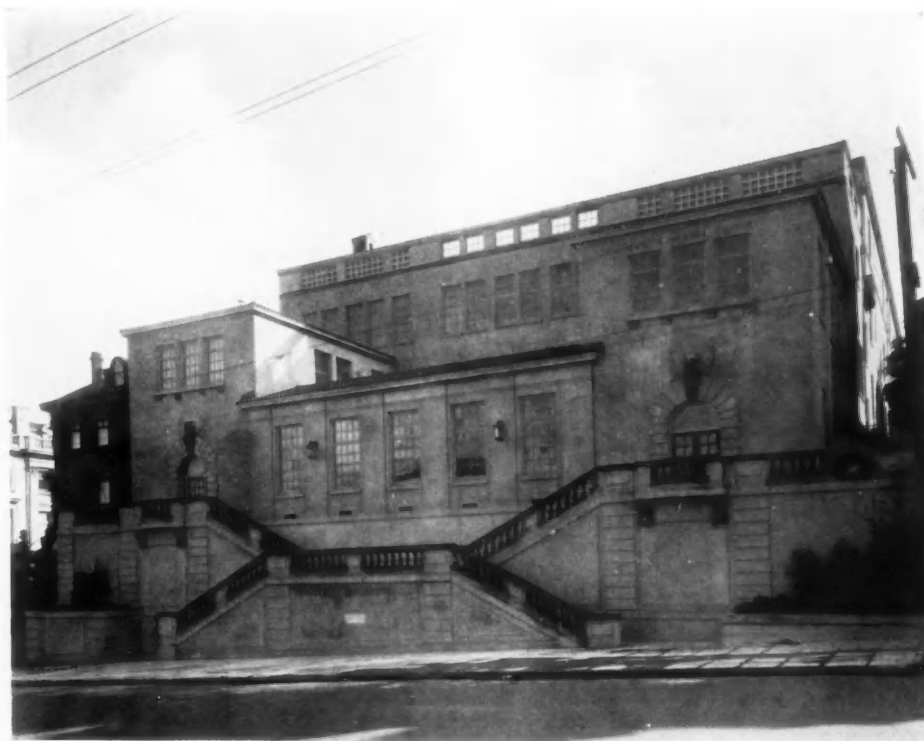


ORIGINAL SKETCH



DOMESTIC SCIENCE ROOM

GRANT SCHOOL, SAN FRANCISCO, CALIF.
JOHN REID, JR., ARCHITECT
Anderson and Ringrose, General Contractors



PACIFIC AVENUE FACADE



AUDITORIUM

GRANT SCHOOL, SAN FRANCISCO, CALIF.
JOHN REID, JR., ARCHITECT
Anderson and Ringrose, General Contractors



COURTYARD, LOOKING WEST



COURTYARD, LOOKING EAST

GRANT SCHOOL, SAN FRANCISCO, CALIF.
JOHN REID, JR., ARCHITECT
Anderson and Ringrose, General Contractors

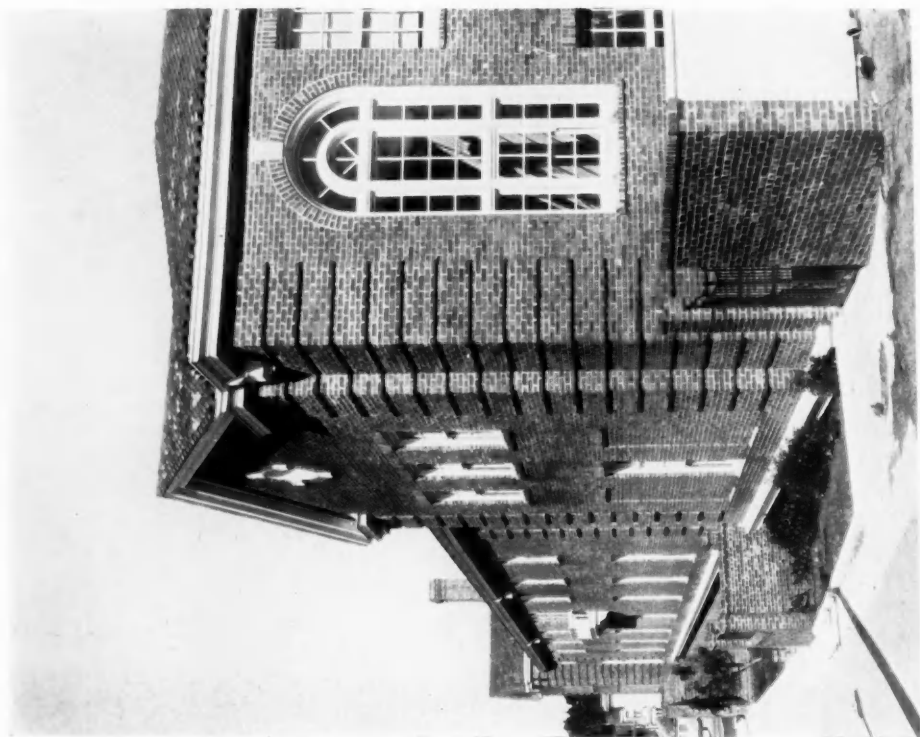


CORNER PAVILION

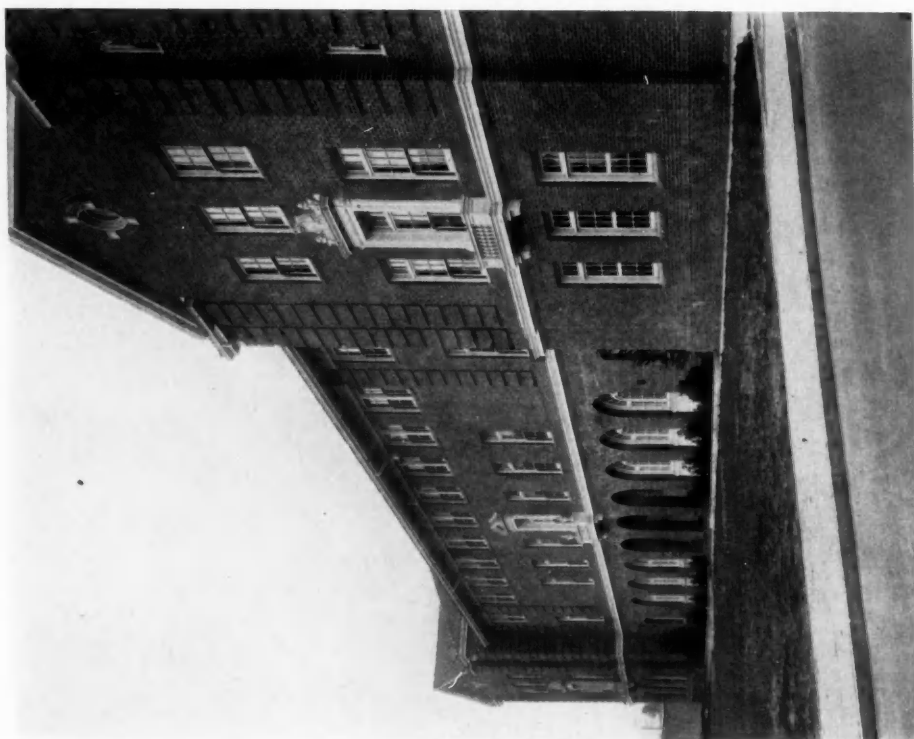


MAIN ENTRANCE

JEFFERSON SCHOOL, SAN FRANCISCO, CALIF.
J. R. MILLER, ARCHITECT
Monson Brothers, General Contractors



NINETEENTH STREET FACADE



IRVING STREET FACADE

JEFFERSON SCHOOL, SAN FRANCISCO, CALIF.
J. R. MILLER, ARCHITECT
Monson Brothers, General Contractors

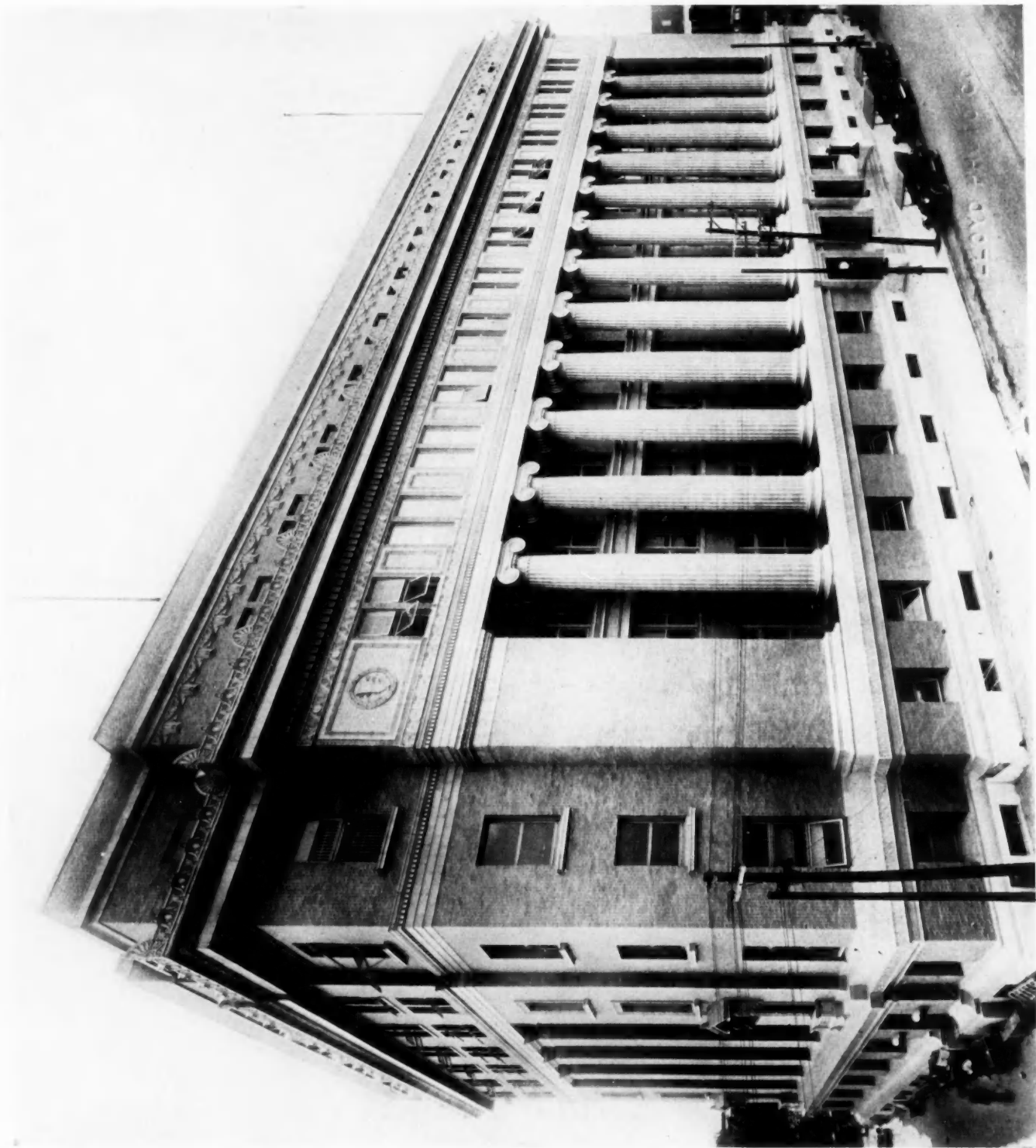


NINETEENTH STREET FACADE

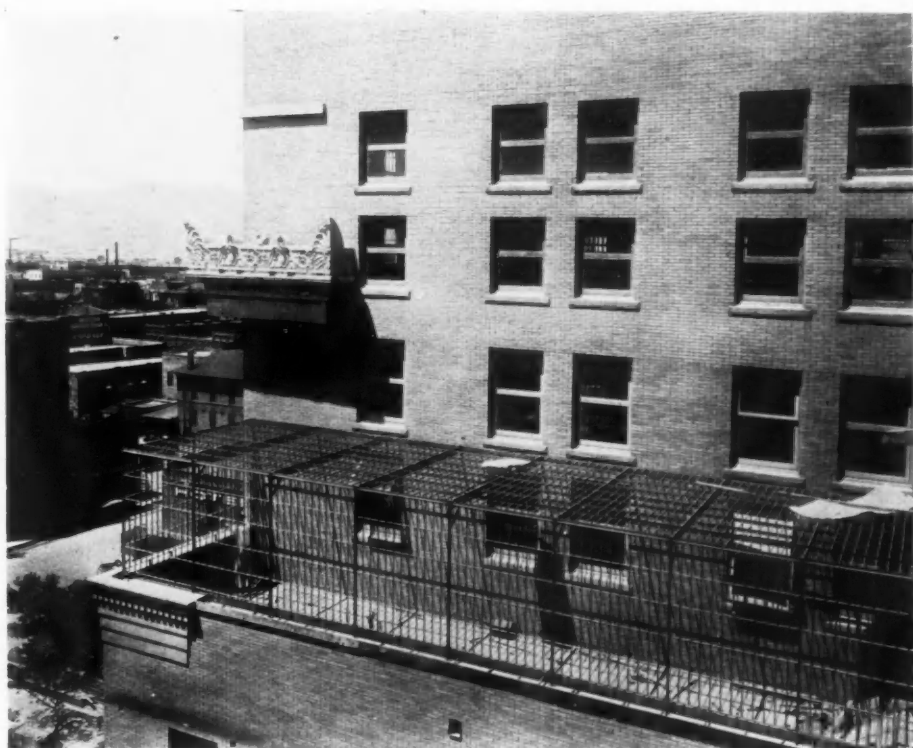


COURTYARD

JEFFERSON SCHOOL, SAN FRANCISCO, CALIF.
J. R. MILLER, ARCHITECT
Monson Brothers, General Contractors



EL PASO COUNTY COURT HOUSE
EL PASO, TEXAS
TROST & TROST, ARCHITECTS AND ENGINEERS

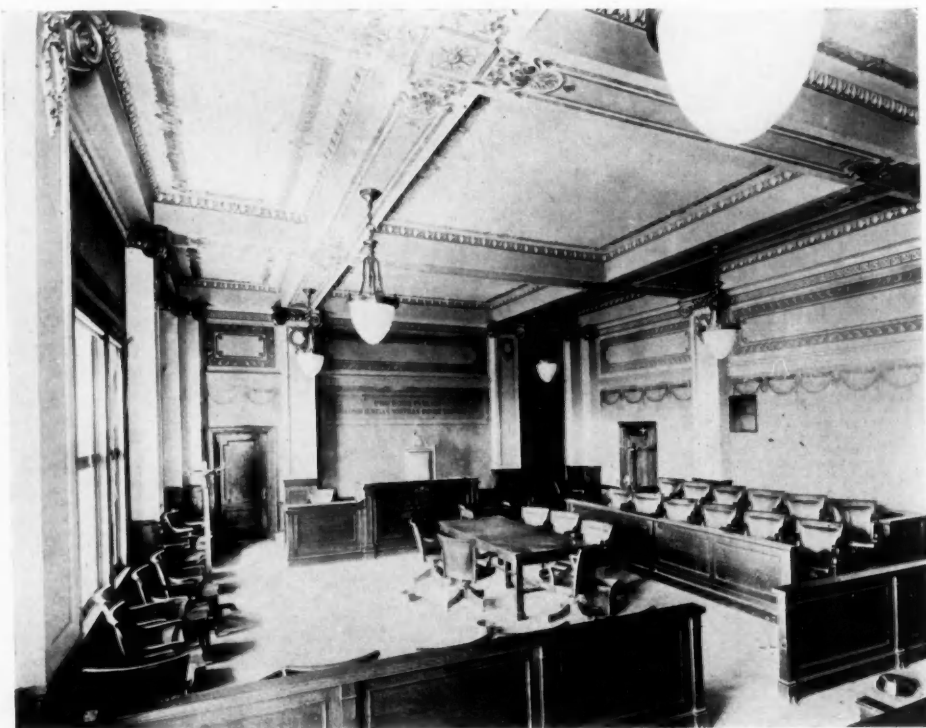


EXERCISING CORRIDOR OR ROOF GARDEN FOR PRISONERS

EL PASO COUNTY COURT HOUSE
EL PASO, TEXAS
TROST & TROST, ARCHITECTS AND ENGINEERS

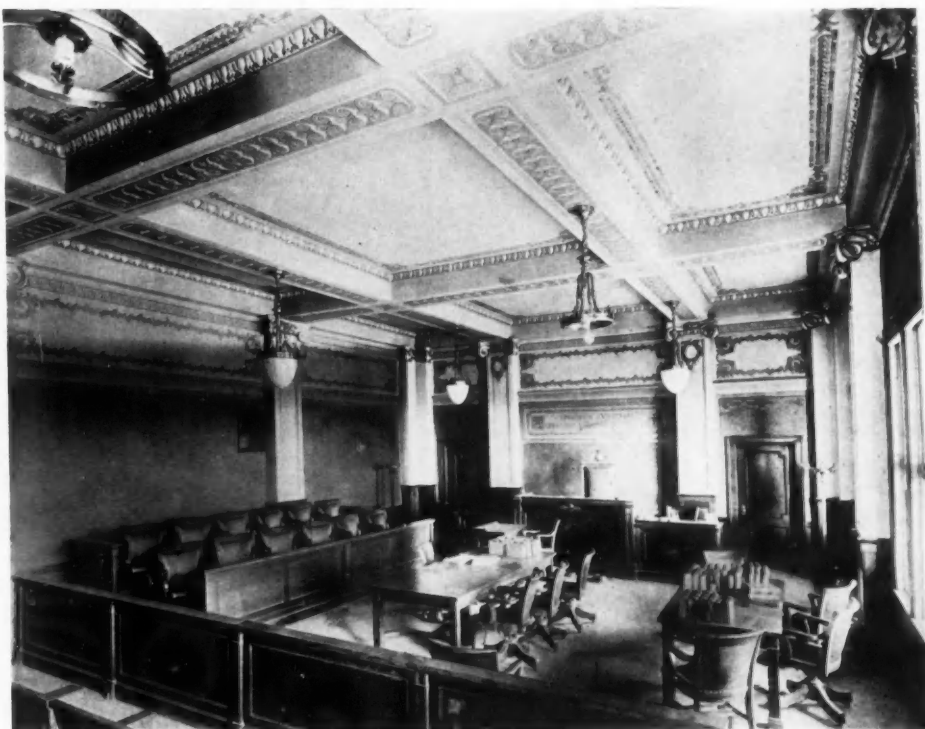


COURT OF APPEALS



COUNTY COURT AT LAW

EL PASO COUNTY COURT HOUSE
EL PASO, TEXAS
TROST & TROST, ARCHITECTS AND ENGINEERS

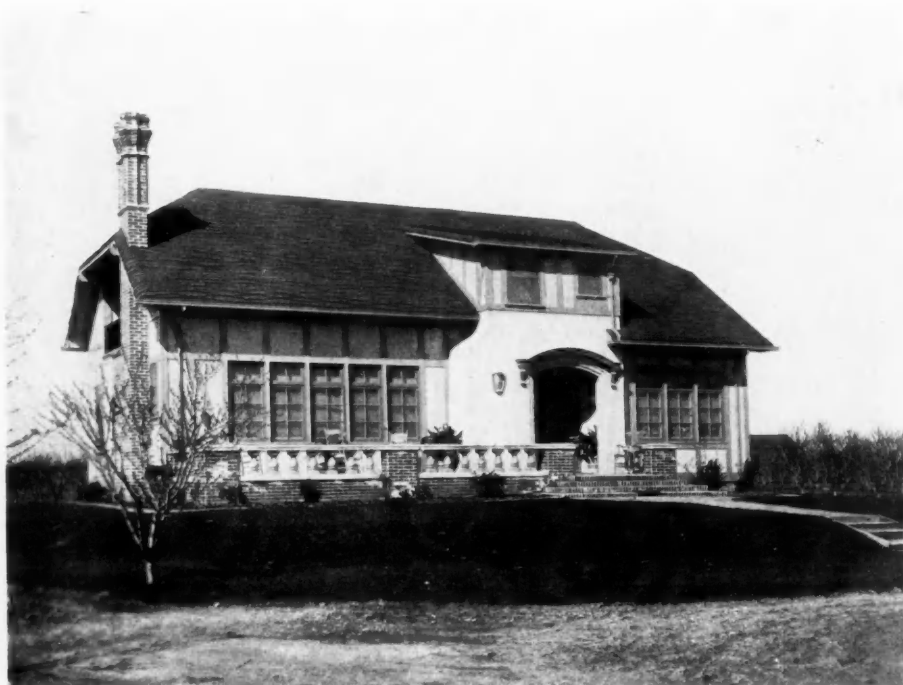


65TH DISTRICT COURT ROOM



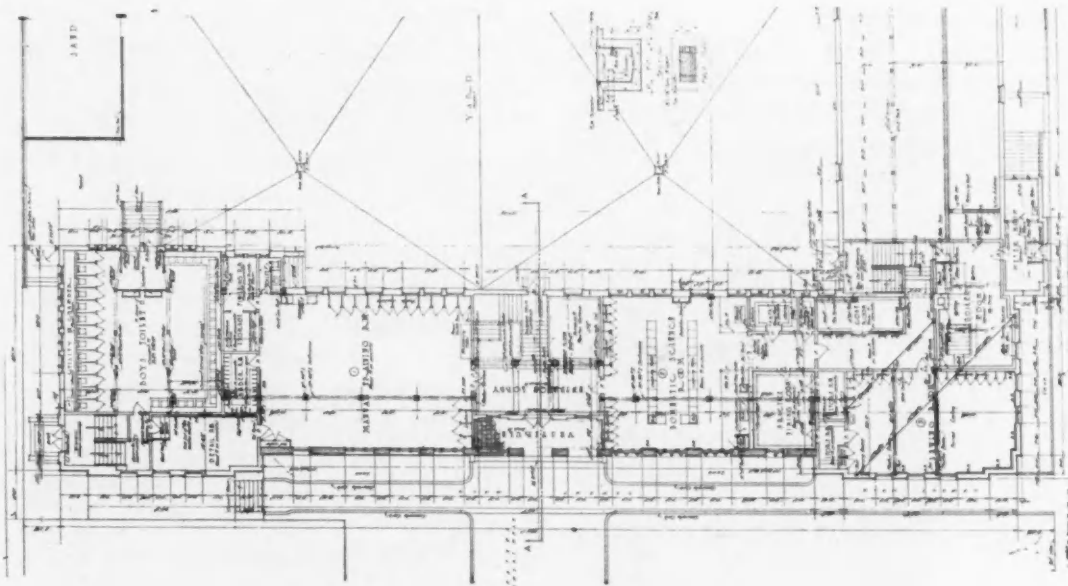
CORRIDOR AND STAIRWAY

EL PASO COUNTY COURT HOUSE
EL PASO, TEXAS
TROST & TROST, ARCHITECTS AND ENGINEERS

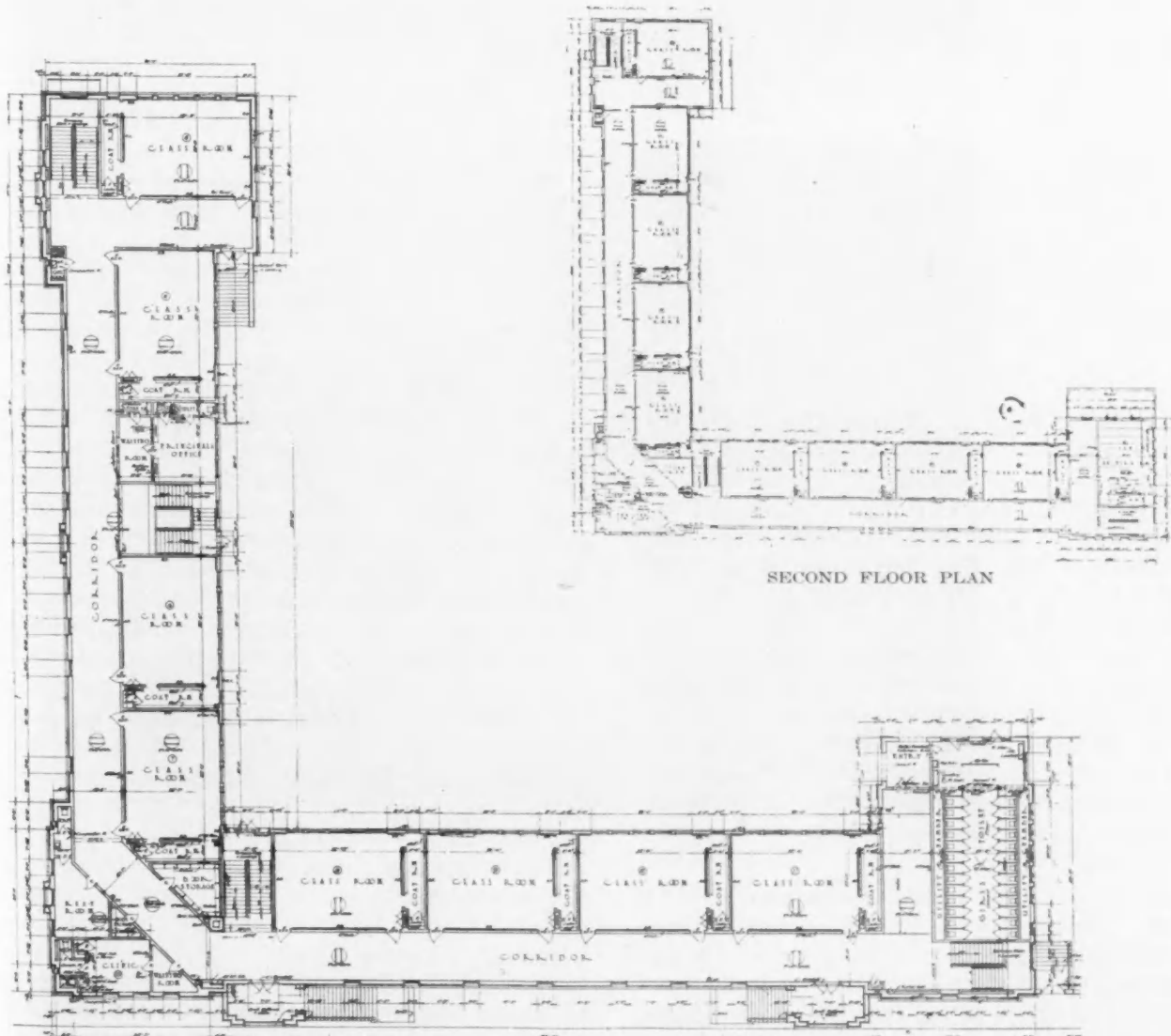


RESIDENCES AT CHICO, CALIFORNIA
CHESTER COLE, ARCHITECT

THE BUILDING REVIEW



BASEMENT PLAN



SECOND FLOOR PLAN

FIRST FLOOR PLAN

JEFFERSON SCHOOL, SAN FRANCISCO, CALIF.

J. R. MILLER, ARCHITECT

(Continued from page 18)

here. These rooms have north and south exposures and in this way splendid cross circulation is obtained for the Domestic Science department. This story also contains a model Dining Room and Sewing Room.

The Principal's office is placed in the first floor at the main entrance where she has perfect supervision over the yard.

A teacher's lunch room and kitchenette, a pupil's rest room and clinic and a science lecture room have been provided.

The north corridor on second floor has been arranged with large windows and made especially wide to provide a sort of exhibition gallery for showing drawings of pupils, the school having a reputation of a high grade of drawing.

A sand lot has been left in the yard where pupils are taught to make relief maps. This is also used as a play space for smaller children.

The toilets have been placed in the wings at both ends of building where three exposures are obtained and give a perfect natural ventilation.

Corridors are arranged so that future extensions can be added, making eventually a square or "U" shaped plan around a court.

COMMUNITY SPIRIT AND THE HOME

By HAROLD C. WURTS

The foundation of all true civic development is community spirit. Constructive work cannot be carried on without it. Enrich the community and you enrich the individual in it. Enrich the individual and you enrich the community. The two are essential to each other. One is a unit of which the other is composed. The other is the complex upon which the unit is dependent. Destroy one and you partially or entirely destroy the other. Work at opposite interests and the benefits derived by one are only offset by the damages done by the other. It's like the blind farmer who faced his team in opposite directions and wondered why the wagon didn't move.

The same is true of individuals of a community. They must co-operate to accomplish, they must find common interests and devote a part of their time to them.

An interesting phase of the community spirit is being worked out in the Lakeshore Highlands Association, in Oakland, Cali-

fornia. The residents of this new home district organized. They decided, among other things, that they must have public play places for their children. They realized that play is essential to normal child growth and that space and fresh air are essential to play. They inaugurated play-park improvements and they not only aided the healthy growth of their children but they established a bond of interest that will make the association a lasting one.

Any community to be successful, to grow, must have bonds of interest. Unless you get interest, you don't get service. What interest could bind mothers and fathers together more than the interest in their children?

Association has established, as an ideal, community play-parks to be dotted throughout the entire district. It is through play that the child develops both mentally and physically. It is through play that he establishes his ideals. Every child has certain inherent instincts. These instincts must be developed and directed along the right lines to mould the children of today into the citizens of tomorrow.

Time was when children could play in the streets of home districts without endangering their lives. The baseball park was the street in front of the homes. "One foot off the gutter" was a favorite game. And can't you remember dodging behind a telegraph pole when playing "Nigger Baby"? But today automobiles whizz recklessly up and down these same streets, the fact that it is a home district makes no difference in the speed of the driver. Little children are being run down daily. The only solution is the play-park. Home districts must have them. They must do as the Lakeshore Highlands Association, and take as an ideal the establishment of play-parks throughout their community. It will give them a bond of interest, organize them so that they will work together for further improvements and it will make safe places for their children to play. In choosing your homesite you should consider this. Build in a district where your homesite is protected not merely for a number of years but permanently. Build where there are play-parks and where there is community co-operation. Encourage other people to build in places such as this. If you are an architect, or if you are a builder, point out the advantages of such a district. It will help you sell homes, it will help you sell plans and it will make for better communities.

THIN PARTITION, A NEW ECONOMY IN MODERN CONSTRUCTION

By RALPH H. BUTZ

Efficiency, the goal of every successful modern industry, is growing to be more and more of an objective point in the building industry. Due to the increased cost of construction, many building practices, originated when labor was cheap and material plentiful and low priced, are being discarded in favor of equally sound but more economical methods whereby every ounce of efficiency of the materials is utilized to the fullest extent.

This is particularly true of partitions; the two foot walls of the Middle Ages having been gradually reduced in thickness, until we today have the two-inch partition, which successfully meets every practical requirement asked of it under the conditions ordinarily occurring.

Not only do these skeletonized partitions effect a large reduction in building costs, but the saving in space, in office buildings and hotels runs into thousands of dollars. It is an important item in sections where ground space is at a high premium.

Many builders and contractors, while quick to concede the economy of these two-inch metal lath and plaster walls, have been somewhat dubious as to the sound proof qualities of these thin partitions. The University of Illinois undertook to make a careful and scientific analysis to determine the exact degree of sound proofness of such partitions.

The investigation began nearly two years ago. No apparatus was then obtainable which would positively measure the various amounts of sound transmitted through various partitions.

The Rayleigh resonator was finally adopted, this device consisting of a brass tube in which was suspended by a quartz thread, a mirror in which moved at an angle relative to the intensity of the sound entering the brass tube.

So delicate is this instrument that it will respond to a force that would require four hundred and sixty-five years to raise a sheet of writing paper one foot in the air.

In two basement rooms, separated by two isolated 9-inch brick walls, four different types of partitions were then erected: (1) 2-inch solid metal lath and plaster. (2) 2-inch plaster board and plaster. (3) 3-inch plaster blocks, plastered on both sides. (4) 3-inch plaster blocks plastered on both sides

and with the air holes in the blocks filled with plaster.

In one room a modified organ pipe was placed to produce sound, great care being taken to keep the air pressure with which the pipe was blown, constant throughout the tests. A reflector was placed behind the pipe to direct the sound upon the test partitions. In the other room the Rayleigh resonator was installed.

The purpose of the test was to determine scientifically the minimum thickness of plaster partitions at which sound proof efficiency was reached, and the results show that the two-inch partition was the most sound proof of the four types tested, the relative intensity of sound transmitted being only 0.93, while for the three-inch plaster blocks (Test 3) it was 3.85.

This test clearly demonstrates that modern building efficiency is best obtained by the use of properly constructed thin partitions, and not by the obsolete and costly partitions that have been used before the word efficiency was so full of meaning as it is today.

OFFICE UTILITY COMBINED WITH GOOD ADVERTISING

An office that looks like a kitchen is being installed by the Petrium Sanitary Sink Co., manufacturers of a patented sanitary sink, at their plant at Fifth and Page Streets, Berkeley, California.

When it came time to remodel the firm's general offices W. C. Goodwin, secretary of the company, conceived the idea of combining office utility with good advertising.

So a large part of the outer office has been made into what appears to be a portion of a kitchen. The central feature of the display is a Petrium sink, the glossy, snow-whiteness of which will be matched by enameled woodwork and tiled-paper wall-coverings.

Dummy windows are being put in and they are to be hung with kitchen curtains. Even the safe is to be camouflaged in white-enamel to give the appearance of a refrigerator and the drawers below the sink are designed to serve as filing cases.

When completed the display will give an excellent representation of a modern, model kitchen and a graphic demonstration of the way the Petrium Sanitary Sink takes its place with other modern, popular pieces of equipment for the kitchen, as well as affording utility as office space.

EDITORIAL

The public entrusts the Architectural Profession with the expenditure of vast sums of money.

But the public does not understand the complexity and magnitude of work involved in fulfilling an architectural commission.

A structure which is well built, suitable for its purpose, and pleasant to inhabit is regarded more often than not as a sort of natural growth, such as a tree.

The architect is today exactly what he was in olden days. He is the Master Craftsman, the Master Builder. His work is done, however, behind closed doors, in his studio, and his skill is therefore forgotten, and his labors are overlooked.

The public chiefly looks at the appearance of a finished building. But the work of the architect goes far beyond the aesthetics of design. Safety, convenience, warmth, ventilation, sanitation, and numberless other details in methods of construction and equipment have to be provided by his expert knowledge and careful thought.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS

The regular meeting of the San Francisco Chapter of the American Institute of Architects was held on Thursday evening January 19th, 1922, in the Architectural Club Rooms, 77 O'Farrell Street. The meeting was called to order by the President Geo. A. Applegarth.

The following members were present:

Harris Allen, J. J. Donovan, Geo. A. Applegarth, B. S. Hayne, Henry Meyers, J. S. Fairweather, Morris Bruce, A. Evers, A. G. Headman, H. R. Lake, J. T. Narbett, Arthur G. Scholtz.

Minutes: Minutes of the meeting held December 15th, 1921, were read and approved.

Old Business: The Chapter voted unanimously to change the Code as requested by the Institute, Section Four, Article Four, leaving out the words "suspension or."

New Business: Mr. Henry H. Meyer read a tentative report on Building Relations.

The Public Information Committee submitted the following resolution which was adopted by the Chapter:

Whereas: A Code of Ethics has been prepared by the New York Building Congress to define fair dealings for all concerned in the Building Industry, to include the Owner, the Banker and the Loan Broker, the Real Estate Broker, the Architect and Engineer, the Contractor and Sub-contractor, the Material Manufacturer and Dealer, and Labor which may be summed up as follows:

General. Article 1, Sections 1 to 5. Advice against improper conduct affecting cost and quality of work and methods of obtaining employment.

Owner. Article 2, Sections 1 to 6. Advice against requiring unnecessary work or unfair decisions.

Banker and Loan Broker. Article 3, Sections 1 to 3. Advice against incomplete knowledge of building construction and public need therefor, and against illegitimate commissions.

Real Estate Broker. Article 4, Sections 1 to 5. Advice against misrepresenting conditions or accepting commissions to influence sales.

Architect and Engineer. Article 5, Sections 1 to 6. Advice against incomplete service and responsibility, and unprofessional conduct.

There is no great profession which receives so little public acknowledgement as that of Architecture.

The reason is possibly that architecture is looked upon as a very specialized subject, or as one which is chiefly of antiquarian interest.

The public understands what building is, but it does not realize the essential connection between building and architecture. An ignorance in respect to architecture is not looked upon as a lack of culture, as it would be if it were displayed in literature or painting.

Architecture needs to be recognized as a living progressive art in which there is infinite possibility of development. The antiquarian interest is confined to the revelation it permits of past civilizations.

Public interest in architecture is of immense national importance, for architecture infallibly records the spirit of the community in which it is produced.

The excerpt from an advertisement of an English construction firm, printed above, is a forceful statement of a general situation which applies fully as much in this country. It points the way to constructive public information.

Contractor and Sub-Contractor, Articles 6 and 7, Sections 1 to 8 and 1 to 3. Advice against violating contract obligations to make more profit; against bad relations with architect, sub-contractor and labor; against misrepresenting costs; against neglecting safety.

Labor. Article 8, Sections 1 to 4. Advice against inadequate service; against economically unsound rules and restrictions; against the stoppage of work under arbitration of jurisdictional disputes.

Be it Therefore Resolved: That the San Francisco Chapter, American Institute of Architects, heartily endorses the above **Code of Ethics**, and authorizes its publication to all concerned within this jurisdiction.

Moved and seconded that the Chair appoint a committee to consult with the Railroad Commission in regard to lowering freight rates on building materials.

A letter from the Chamber of Commerce in regard to new members received and placed on file.

Adjournment. There being no further business the meeting adjourned.

Respectfully submitted,
J. S. Fairweather, Secretary.

WASHINGTON STATE CHAPTER

The Washington State Chapter American Institute of Architects held its annual meeting at the Washington Hotel, Seattle, January 21st, 1922. Between seventy and eighty architects from the various centers of the state were present. Following the election of officers for the ensuing year many reports were read which indicated that the chapter had been active throughout the year and material progress had been made toward a better order of things in whatever it had undertaken. This was particularly indicated in the report of the committee on education, public information committee, building materials committee, farm buildings and farm landscape committee, housing committee and others. Carl F. Gould of the firm of Bebb & Gould, Seattle, was chosen president; Louis Baeder, Seattle, first vice president; Frederick Westcott, Spokane, second vice-president; A. J. Russell, Tacoma, third vice president; Harold O. Sexsmith, Seattle, secretary; Carl Siebrand, Seattle, treasurer; executive committee member, Charles H. Alden; delegates to institute convention, Harlan Thomas, F. A. Naramore and J. H. Schack.

INDUSTRIAL

FEDERAL RESERVE BANK FINDS OUTLOOK BRIGHTER

John Perrin, Chairman of the Federal Reserve Board, San Francisco, has issued an optimistic summary of business and agricultural conditions in the 12th Federal Reserve District which is reproduced in part as comfort for those who may still be battling with problems of readjustment. Of particular interest in the report is his reference to building activities, which, so far in 1922, exceed by 155 per cent the record of last year up to the same date.

"Prices for most of the principal *farm products* of this district have risen materially since the first of the year. Wheat, wool and all kinds of livestock benefited particularly, as did also the citrus fruits, but the latter at the expense of damage by killing frosts and winds estimated as high as 50 per cent of the anticipated crop.

"The *lumber* industry of the district continued to improve during January, increases being registered in production, shipments and orders received, both as compared with the months of December and January, 1921. The cut of the largest lumber association in the district for the week ending February 11th (134 mills reporting) was only 11 per cent below normal. The export movement of Douglas fir during 1921 (455,233,000 feet) exceeded by 5,000,000 feet the exports of 1920. In the *mining* industry the noteworthy development was announcement of decisions to resume operations by five of the principal copper companies of Arizona which have been closed since May, 1921. Their resumption will mean that seven of the fifteen principal copper mines in this district will be in operation.

"*Petroleum* production in California, although decreasing 3 per cent in January, compared with December, 1921, still outruns consumption and stocks are

now at the peak (since the low point of December, 1920) of 36,000,000 barrels.

"*Employment* conditions during January were practically unchanged as compared with December with much unemployment in mining centers, in metal trades, at the shipyards and among unskilled workers. Real improvement is anticipated with the resumption of farm work and other out-door labor in the spring.

"In the field of *commerce and trade* improvement is apparent in the returns covering the movement of exports and imports through the principal ports of the district during the last six months of 1921.

"*Retail trade* as reflected in reports from 33 department stores in the leading cities of the district continues to exceed in volume that of a year ago. The decline in value of total January sales of these department stores, when compared with January, 1921, was only 6.3 per cent whereas these stores report average price declines during the period considerably in excess of this percentage. The improvement in the *wholesale trade* which began to be apparent in October, 1921, continues.

"Building activity in the district has again reached record proportions, exceeding by 13,900,000, or 155 per cent, the value of operations reported for January, 1921. Of the 20 cities reporting, 14 advise a larger number of permits issued during January, 1922, than during January, 1921. *Business failures* during January, following the national trend, were larger in number than for any month within recent years. The *volume of business* being done throughout the district generally as measured by debits to individual accounts for January continues larger than it was a year ago. The value of these debits during

(Concluded on page 24)

SOME NEW TOOLS AND FIXTURES

Architects, contractors and builders will be interested in the announcement by the Detroit Steel Products Company, Detroit, Michigan, of a new basement window of steel for use in residences, stores and apartments. This window it is claimed admits 40 to 50 per cent more light than the wooden window of the same size, on account of narrow rolled steel bars in frame and sash, which allows larger glass lights. Another advantage is that the steel is unaffected by moisture and will not warp or stick. The window comes already assembled and painted. There is no planing, fitting or loss of time in fitting the frame into place.

A combination electric drill and grinder has been developed by the Wodack Electric Tool Corporation, Chicago, Illinois. This tool drills both wood and metal and the grinding attachment covers all average needs. The motor develops one-half h.p. under load and has two speeds, one for drilling and one for grinding. This motor is of the Universal type and may be operated on direct and alternating current of the same voltage.

A new 16-inch band saw has been put on the market by J. D. Wallace & Company. The saw is equipped with disc steel wheels and is ball bearing throughout. An attractive feature is the enclosed motor built into the machine and directly connected to the lower wheel by a fabroil gear and steel pinion. Both gears run in oil. The centrifugal force throws this oil into the bearings and keeps them well lubricated. The saw is portable and operates on electric light circuit. It can be moved from job to job, saving labor and power. No special tools are required for adjustments. The saw will handle and stock from the smallest piece to the hardest wood 8 inches thick.

OUTLOOK BRIGHTER (Concluded from page 23)

January, 1922, in 20 principal cities was about 8.3 per cent less than it was in January, 1921, as compared with a decline of 21 per cent in wholesale prices and slightly less than this figure in retail prices during the same period."

The Southern California edition of the *Architectural Digest** has been received, and is a collection of views of recent work of all kinds, representing most of the established architects of the south. It is exceedingly well done, being, in fact, almost an "edition de luxe" with its excellent printing and handsome stock.

*J. C. Brasfield, Los Angeles, Calif.

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WHY AMERICAN SHIPS NEED HELP

In view of the fact that President Harding has recommended to Congress assistance for a great American Merchant Marine in form of a subsidy and other aids, and because the Pacific Coast has taken the initial steps in the plan for the turning of the Merchant Marine to provide ownership, the following extracts from a speech delivered in Cincinnati recently by United States Senator Joseph E. Ransdell will be of interest.

Senator Ransdell's speech was made for the purpose of pointing out the need for aid for American shipping.

British ships alone are carrying more of our foreign trade than our own vessels, and the same is true of the combined shipping of the other foreign countries engaged in commerce with the United States.

Although 1921 was a year of great depression in shipping, more than \$300,000,000 in ocean freights was paid to foreign vessels engaged in carrying goods to and from the United States, while the share of the American Merchant Marine was not much more than half the amount.

"At present, he said, "less than a third of our overseas commerce is carried in American ships. We should get 50 per cent of it.

"In general, economists figure that ocean freight charges average about eight per cent of the value of the goods carried. On this basis, by making an analysis of the returns of the Department of Commerce, it is possible to figure out what was paid for shipping to various nations engaged in trade with this country. For the calendar year 1921 the freight moneys divided among three classes of shipping were as follows: American, \$171,000,000; British, \$172,000,000; others, \$135,000,000; total, \$478,000,000. Of this large sum paid for freight, 36 per cent went to British vessels, 35 per cent to American, and 29 per cent to the ships of all other countries combined. The division of earnings by flags was as follows in millions of dollars: British, 172.3; American, 171; Japanese, 33.6; French, 20.1; Norwegian, 18.8; Dutch, 18.5; Italian, 14.3; Danish, 6.2; Swedish, 6.1; Spanish, 5.7; Belgian, 2.8; German, 1.4; and others, 7.1. In addition to

this vast sum of \$307,000,000 paid to foreigners last year for freight on our commerce we sent them more than \$100,000,000 for marine insurance—a total payment to foreigners of \$407,000,000 in 1921 for marine freight and insurance, at least one-half of which should have been kept at home.

"A cursory analysis of trade returns shows that American shipping is not standing up under competition, and that matters are growing worse instead of better.

"We were carrying 50 per cent of our trade in our own ships two years ago. We have now reached the point where British ships are carrying more of our trade than we are.

"It is manifest that we are letting our ocean carrying trade slip away from us and that if nothing is done to aid our Merchant Marine we may cut an even smaller figure on the seas than before the war, when less than 10 per cent of our trade was American carried.

"American ships are your delivery wagons; they belong to you; you are vitally interested in their success; their officers and crews are citizens of the United States who pay taxes and perform the same patriotic duties as other citizens of the Republic. The ships of the British, our chief maritime rivals, pay no taxes in America to sustain our schools and churches, our Government and civilization; the wages earned by British crews go to make homes in Britain, while our sailors make American homes; the earnings of British ships pay interest on capital and insurance to British companies, while our ships earn a return for American investments and American insurance companies.

"A strong merchant marine is essential to an effective navy.

"Foreign commerce requires the combined efforts of three servants—finance, insurance, shipping—and all three must work together in order to get the best results. Love of country and national pride should make us give the preference to our own ships. It is a glorious thing to have the Stars and Stripes floating over American vessels in every port

(Concluded on page 26)

THE BUILDING REVIEW

HOW LABOR COST IS DIVIDED

The following figures, showing the percentage which the amount paid to each labor group bears to the total labor cost of a six-room house, were prepared for the Building Review by the Building and Housing Division of the United States Department of Commerce:

TOTAL LABOR COST 100 PER CENT		
Trade	Frame House	Brick House
Carpenter	49.6	32.2
Bricklayers	6.2	21.5
Hod carriers	2.2	6.7
Plasterers	7.9	8.8
Plumbers	8.7	7.6
Electricians	2.6	2.5
Painters	10.0	6.3
Common laborers	6.3	9.9
All others	6.5	4.5
Total	100.0	100.0

These averages were constructed from reports covering a large number of six-room brick and frame houses throughout the country.

The relation of the amount paid to the various groups to the total labor cost varies according to the types of construction prevailing in the various localities; however, these averages give a fair view of the general distribution of labor costs.

AMERICAN SHIPS (Concluded from page 25)

in the world, familiarizing mankind with our flag of freedom, and distributing our commerce in every land.

"President Harding said at his Marion home in September, 1920, 'I want to promise you that one of the first acts of the incoming administration will be to unfurl the flag on all the paths of the seas.' Our President is doing his utmost to keep this promise towards our marine and every patriotic American should assist him."

TELL THIS TO THE VISITORS

The Tourist and Convention League estimates that over 400,000 people will visit San Francisco to attend the thirty-nine conventions which meet here in 1922. Here are some facts about our city that might come in useful when one of these visitors begins asking questions.

San Francisco had 2,360 factories in operation on January 1, 1920. This is the preliminary statement of the 1920 census of manufacturers covering the year 1919 recently announced by the United States Census Bureau.

Material used in these manufactures were valued at \$261,418,000 and the selling value of the finished products was \$417,321,000.

At the present time, according to the San Francisco Chamber of Commerce, there are 2,652 factories in operation in the city of San Francisco with a combined output valued at more than \$700,000,000.

During 1920 San Francisco enjoyed 3,329 hours of sunshine, and the mild climate and good living conditions make labor efficiency higher in San Francisco than in any other large city in the United States.

JOHNS-MANVILLE, INC., SHOW FAITH IN IMPROVED CON- DITIONS BY RESTORING FORMER WAGE SCALE

Johns-Manville, Inc., the largest producers of asbestos products in the world, last month notified employees, whose salaries were reduced 10 per cent on October 1, 1921, that the salaries paid them prior to October 1 would be reinstated as of January 1. Increased efficiency, they believe, will absorb the difference and in that way will not increase the cost of the Johns-Manville products.

The announcement was accompanied by this statement:

"This action has been taken in the belief that the tide of business conditions has changed, and is turning for the better. Even in the face of lower prices, it is our belief that salary increases at this time will stimulate personnel to harder work and more economical production and distribution and thus bring about a more speedy improvement of business."